

**Fill in this information to identify the case**

Debtor name FFBC Real Estate, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number 19-10870  
(if known)

Check if this is an  
amended filing

Official Form 206A/B

**Schedule A/B: Assets -- Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents**

1. Does the debtor have any cash or cash equivalents?

- No. Go to Part 2.  
 Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of  
debtor's interest

2. Cash on hand

3. Checking, savings, money market, or financial brokerage accounts (*Identify all*)

Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number
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3.1. Checking account Checking account 7 9 5 7 \$202.51

4. Other cash equivalents (*Identify all*)

Name of institution (bank or brokerage firm)

5. Total of Part 1

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$202.51

**Part 2: Deposits and prepayments**

6. Does the debtor have any deposits or prepayments?

- No. Go to Part 3.  
 Yes. Fill in the information below.

Debtor FFBC Real Estate, LLC  
Name \_\_\_\_\_

Case number (if known) 19-10870

Current value of  
debtor's interest

**7. Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

**8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**

Description, including name of holder of prepayment

**9. Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

\$0.00

**Part 3: Accounts receivable**

**10. Does the debtor have any accounts receivable?**

No. Go to Part 4.

Yes. Fill in the information below.

Current value of  
debtor's interest

**11. Accounts receivable**

11a. 90 days old or less: \_\_\_\_\_ - \_\_\_\_\_ face amount = ..... → \_\_\_\_\_ doubtful or uncollectible accounts

11b. Over 90 days old: \_\_\_\_\_ - \_\_\_\_\_ face amount = ..... → \_\_\_\_\_ doubtful or uncollectible accounts

**12. Total of Part 3**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$0.00

**Part 4: Investments**

**13. Does the debtor own any investments?**

No. Go to Part 5.

Yes. Fill in the information below.

Valuation method  
used for current value

Current value of  
debtor's interest

**14. Mutual funds or publicly traded stocks not included in Part 1**

Name of fund or stock:

**15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture**

Name of entity: % of ownership:

**16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1**

Describe:

**17. Total of Part 4**

Add lines 14 through 16. Copy the total to line 83.

\$0.00

**Part 5: Inventory, excluding agriculture assets**

**18. Does the debtor own any inventory (excluding agriculture assets)?**

No. Go to Part 6.

Yes. Fill in the information below.

General description	Date of the last physical inventory MM/DD/YYYY	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19. Raw materials				
20. Work in progress				
21. Finished goods, including goods held for resale				
22. Other inventory or supplies				
23. Total of Part 5	Add lines 19 through 22. Copy the total to line 84.			<b>\$0.00</b>

24. Is any of the property listed in Part 5 perishable?

- No  
 Yes

25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?

No  
 Yes. Book value \_\_\_\_\_ Valuation method \_\_\_\_\_ Current value \_\_\_\_\_

26. Has any of the property listed in Part 5 been appraised by a professional within the last year?

- No  
 Yes

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. Does the debtor own or lease any farming or fishing-related assets (other than titled motor vehicles and land)?

- No. Go to Part 7.  
 Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28. Crops--either planted or harvested			
29. Farm animals Examples: Livestock, poultry, farm-raised fish			
30. Farm machinery and equipment (Other than titled motor vehicles)			
31. Farm and fishing supplies, chemicals, and feed			
32. Other farming and fishing-related property not already listed in Part 6			
33. Total of Part 6.	Add lines 28 through 32. Copy the total to line 85.		<b>\$0.00</b>
34. Is the debtor a member of an agricultural cooperative?			
<input type="checkbox"/> No <input type="checkbox"/> Yes. Is any of the debtor's property stored at the cooperative? <input type="checkbox"/> No <input type="checkbox"/> Yes			
35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?	<input type="checkbox"/> No <input type="checkbox"/> Yes. Book value _____ Valuation method _____	Current value _____	
36. Is a depreciation schedule available for any of the property listed in Part 6?	<input type="checkbox"/> No <input type="checkbox"/> Yes		
37. Has any of the property listed in Part 6 been appraised by a professional within the last year?	<input type="checkbox"/> No <input type="checkbox"/> Yes		

**Part 7: Office furniture, fixtures, and equipment; and collectibles****38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**

- No. Go to Part 8.  
 Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
<b>39. Office furniture</b>			
<b>40. Office fixtures</b>			
<b>41. Office equipment, including all computer equipment and communication systems equipment and software</b>			
<b>42. Collectibles</b> Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles			

**43. Total of Part 7.**

Add lines 39 through 42. Copy the total to line 86.

\$0.00

**44. Is a depreciation schedule available for any of the property listed in Part 7?**

- No  
 Yes

**45. Has any of the property listed in Part 7 been appraised by a professional within the last year?**

- No  
 Yes

**Part 8: Machinery, equipment, and vehicles****46. Does the debtor own or lease any machinery, equipment, or vehicles?**

- No. Go to Part 9.  
 Yes. Fill in the information below.

General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
<b>47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles</b>			
<b>48. Watercraft, trailers, motors, and related accessories</b> Examples: Boats trailers, motors, floating homes, personal watercraft, and fishing vessels			
<b>49. Aircraft and accessories</b>			
<b>50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)</b>			
<b>51. Total of Part 8.</b> Add lines 47 through 50. Copy the total to line 87.			\$0.00
<b>52. Is a depreciation schedule available for any of the property listed in Part 8?</b>			
<input type="checkbox"/> No <input type="checkbox"/> Yes			
<b>53. Has any of the property listed in Part 8 been appraised by a professional within the last year?</b>			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

**Part 9: Real property****54. Does the debtor own or lease any real property?** No. Go to Part 10. Yes. Fill in the information below.**55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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**55.1. 10001 Metric Boulevard****Austin, TX 78758****Celis Brewery****Fee simple****\$9,339,053.00****Tax records****\*at least  
\$3,894,165.00****56. Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

**\$3,894,165.00****57. Is a depreciation schedule available for any of the property listed in Part 9?**

- No  
 Yes

**58. Has any of the property listed in Part 9 been appraised by a professional within the last year?**

- No  
 Yes

**Part 10: Intangibles and Intellectual Property****59. Does the debtor have any interests in intangibles or intellectual property?** No. Go to Part 11. Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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**60. Patents, copyrights, trademarks, and trade secrets****61. Internet domain names and websites****62. Licenses, franchises, and royalties****63. Customer lists, mailing lists, or other compilations****64. Other intangibles, or intellectual property****65. Goodwill****66. Total of Part 10.**

Add lines 60 through 65. Copy the total to line 89.

**\$0.00****67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?**

- No  
 Yes

**68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?**

- No  
 Yes

**69. Has any of the property listed in Part 10 been appraised by a professional within the last year?**

- No  
 Yes

**Part 11: All other assets****70. Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

No. Go to Part 12.

Yes. Fill in the information below.

**71. Notes receivable**

Description (include name of obligor)

**72. Tax refunds and unused net operating losses (NOLs)**

Description (for example, federal, state, local)

**73. Interests in insurance policies or annuities****74. Causes of action against third parties (whether or not a lawsuit has been filed)****75. Other contingent and unliquidated claims or causes of action of every nature,  
including counterclaims of the debtor and rights to set off claims****76. Trusts, equitable or future interests in property****77. Other property of any kind not already listed** Examples: Season tickets, country club membership**78. Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

**Current value of  
debtor's interest**

**\$0.00**

**79. Has any of the property listed in Part 11 been appraised by a professional within the last year?**

No  
 Yes

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1.</i>	<u>\$202.51</u>	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	<u>\$0.00</u>	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	<u>\$0.00</u>	
83. Investments. <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. Inventory. <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	<u>\$0.00</u>	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. Real property. <i>Copy line 56, Part 9.....</i>	<u>→</u>	<u>\$3,894,165.00</u>
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. All other assets. <i>Copy line 78, Part 11.</i>	<u>+ \$0.00</u>	
91. Total. Add lines 80 through 90 for each column.	91a. <u>\$202.51</u>	91b. <u>\$3,894,165.00</u>
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92.....		<u>\$3,894,367.51</u>

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United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number 19-10870  
(if known)

Check if this is an  
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Official Form 206D

**Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

**1. Do any creditors have claims secured by debtor's property?**

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims**

**2. List in alphabetical order all creditors who have secured claims.** If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A	Column B
Amount of claim Do not deduct the value of collateral.	Value of collateral that supports this claim

<b>2.1</b>	<b>Creditor's name</b> <u>Amplify Credit Union</u>	<b>Describe debtor's property that is subject to a lien</b> <u>Real property at 10001 Metric Blvd.</u>	<b>*at least</b> <u>\$5,300,000.00</u> <b>\$3,894,165.00</b>
	<b>Creditor's mailing address</b> <u>PO Box 81369</u>	<b>Describe the lien</b> <u>Secured loan</u>	
		<b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
	<b>Date debt was incurred</b> <u>Austin TX 78708</u>	<b>Is anyone else liable on this claim?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)	
	<b>Last 4 digits of account number</b> <u>      </u>	<b>As of the petition filing date, the claim is:</b> Check all that apply.	
	<b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor, and its relative priority.	<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	

1) Amplify Credit Union; 2) Wells Fargo Corp Trust Services; 3) Travis County Tax Office.

**3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.**

\$8,381,669.04

**Part 1: Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
--	--

2.2	Creditor's name <u>Travis County Tax Office</u>	Describe debtor's property that is subject to a lien <u>Real property at 10001 Metric Blvd.</u>	<u>\$81,669.04</u>	<u>\$3,894,165.00</u>
	Creditor's mailing address <u>5501 Airport Blvd</u>	Describe the lien <u>Taxes</u>		
		Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Austin TX 78751	Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out Schedule H: Codebtors (Official Form 206H)		
	Creditor's email address, if known	As of the petition filing date, the claim is: Check all that apply.		
	Date debt was incurred	<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
	Last 4 digits of account number			
	Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority?			
		<input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.1</u>		
2.3	Creditor's name <u>Wells Fargo Corp Trust Services</u>	Describe debtor's property that is subject to a lien <u>Real property at 10001 Metric Blvd.</u>	<u>\$3,000,000.00</u>	<u>\$3,894,165.00</u>
	Creditor's mailing address <u>NW 6441</u>	Describe the lien <u>Secured loan</u>		
	PO Box 1450	Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Minneapolis MN 55485-6441	Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out Schedule H: Codebtors (Official Form 206H)		
	Creditor's email address, if known	As of the petition filing date, the claim is: Check all that apply.		
	Date debt was incurred <u>3/14/16</u>	<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
	Last 4 digits of account number			
	Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority?			
		<input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines <u>2.1</u>		

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity
<u>Streusand Landon Ozburn Lemmon LLP</u> <u>Attn: Sabrina Streusand/Rhonda Mates</u> <u>1801 S. Mopac, Ste. 320</u>	Line <u>2.1</u>	_____
<u>Austin</u> TX 78746		
<u>U.S. Small Business Administration</u> <u>Little Rock Commercial Loan Svc Center</u> <u>2120 Riverfront Drive, Ste. 100</u>	Line <u>2.3</u>	_____
<u>Little Rock</u> AR 72202		

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Debtor FFBC Real Estate, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number 19-10870  
(if known)

Check if this is an  
amended filing

Official Form 206E/F

**Schedule E/F: Creditors Who Have Unsecured Claims**

**12/15**

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on Schedule A/B: Assets - Real and Personal Property (Official Form 206A/B) and on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims**

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

- No. Go to Part 2.  
 Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or part.

If more space is needed for priority unsecured claims, fill out and attach the Additional Page of Part 1.

	Total claim	Priority amount
<b>2.1 Priority creditor's name and mailing address</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i>	
_____ _____ _____	<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
_____	<b>Basis for the claim:</b> _____	
Date or dates debt was incurred _____	Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Last 4 digits of account number _____-_____-_____-_____-		
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a)(_____)		

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If more space is needed for nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

**Amount of claim**

<b>3.1</b>	<b>Nonpriority creditor's name and mailing address</b>	<b>As of the petition filing date, the claim is:</b>	<b>\$8,008.95</b>
<i>Check all that apply.</i>			
<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed			
<b>Basis for the claim:</b>			
<b>Services</b>			
<b>Date or dates debt was incurred</b>		<b>10/1/18-12/31/18</b>	
<b>Last 4 digits of account number</b>		_____	
<b>3.2</b>		<b>Nonpriority creditor's name and mailing address</b>	<b>As of the petition filing date, the claim is:</b>
		<b>\$5,600.00</b>	
		<i>Check all that apply.</i>	
		<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
		<b>Basis for the claim:</b>	
		<b>Services</b>	
<b>Date or dates debt was incurred</b>		<b>10/1/18-12/31/18</b>	
<b>Last 4 digits of account number</b>		_____	
<b>3.3</b>		<b>Nonpriority creditor's name and mailing address</b>	<b>As of the petition filing date, the claim is:</b>
		<b>\$16,007.47</b>	
		<i>Check all that apply.</i>	
		<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
		<b>Basis for the claim:</b>	
		<b>Services</b>	
<b>Date or dates debt was incurred</b>		<b>10/1/18-12/31/18</b>	
<b>Last 4 digits of account number</b>		_____	
<b>3.4</b>		<b>Nonpriority creditor's name and mailing address</b>	<b>As of the petition filing date, the claim is:</b>
		<b>\$495.64</b>	
		<i>Check all that apply.</i>	
		<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
		<b>Basis for the claim:</b>	
		<b>Vendor</b>	
<b>Date or dates debt was incurred</b>		<b>10/1/18-12/31/18</b>	
<b>Last 4 digits of account number</b>		_____	

**Part 2: Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page. If no additional NONPRIORITY creditors exist, do not fill out or submit this page.

Amount of claim

<b>3.5</b>	<b>Nonpriority creditor's name and mailing address</b> <u>Hill Morrison Inc. dba HMI Construction</u> <u>5806 Timber Trail</u>  <u>Austin</u> <u>TX</u> <u>78731</u>	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Services</u>
		<b>Is the claim subject to offset?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
		<b>\$271,872.81</b>
<b>3.6</b>	<b>Nonpriority creditor's name and mailing address</b> <u>HP2</u> <u>2880 East Northern Avenue</u>  <u>Phoenix</u> <u>AZ</u> <u>85028</u>	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Services</u>
		<b>Is the claim subject to offset?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
		<b>\$6,859.20</b>
<b>3.7</b>	<b>Nonpriority creditor's name and mailing address</b> <u>JM Structural Engineering</u> <u>P.O. Box 171077</u>  <u>Austin</u> <u>TX</u> <u>78717</u>	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Services</u>
		<b>Is the claim subject to offset?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
		<b>\$625.00</b>
<b>3.8</b>	<b>Nonpriority creditor's name and mailing address</b> <u>Kimley Horn and Associates</u> <u>10814 Jolleyville Rd.</u> <u>Bldg. 4, Suite 300</u>  <u>Austin</u> <u>TX</u> <u>78759</u>	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Services</u>
		<b>Is the claim subject to offset?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
		<b>\$5,501.13</b>

**Part 2: Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page. If no additional NONPRIORITY creditors exist, do not fill out or submit this page.

Amount of claim

3.9 Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: <i>Check all that apply.</i>	<u>\$2,824.68</u>
<hr/> <u>OPA Design</u> <hr/> <u>7010 Easy Wind Drive</u> <hr/> <u>#200</u>		<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed
<hr/> <u>Austin TX 78752</u>		<b>Basis for the claim:</b> <u>Services</u>
Date or dates debt was incurred	Is the claim subject to offset?	
<u>10/1/18-12/31/18</u>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Last 4 digits of account number	— — — —	
 3.10 Nonpriority creditor's name and mailing address		
As of the petition filing date, the claim is: <i>Check all that apply.</i>		
<hr/> <u>Structures PE, LLP</u> <hr/> <u>6926 N Lamar Blvd</u> <hr/>		
<hr/> <u>Austin TX 78752</u>		<b>Basis for the claim:</b> <u>Services</u>
Date or dates debt was incurred	Is the claim subject to offset?	
<u>10/1/18-12/31/18</u>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Last 4 digits of account number	— — — —	

**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	<u>Building Image Group, Inc.</u> <u>c/o David Sander</u> <u>Scanlan, Buckle &amp; Young P.C.</u> <u>602 W. 11th St.</u> <u>Austin TX 78701-2099</u>	Line _____  <input checked="" type="checkbox"/> Not listed. Explain: <b>Services</b>	_____
4.2	<u>U.S. Small Business Administration</u> <u>Attn: Stephen Bass</u> <u>615 E. Houston Street, Suite 298</u>  <u>San Antonio TX 78205</u>	Line _____  <input checked="" type="checkbox"/> Not listed. Explain: <b>Notice Only</b>	_____

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

	Total of claim amounts
5a. Total claims from Part 1	5a. <u>\$0.00</u>
5b. Total claims from Part 2	5b. + <u>\$323,904.88</u>
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	5c. <u>\$323,904.88</u>

**Fill in this information to identify the case:**

Debtor name FFBC Real Estate, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number 19-10870 Chapter 11

Check if this is an amended filing

**Official Form 206G**

**Schedule G: Executory Contracts and Unexpired Leases**

**12/15**

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries consecutively.

**1. Does the debtor have any executory contracts or unexpired leases?**

- No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this form.  
 Yes. Fill in all of the information below even if the contracts or leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

**2. List all contracts and unexpired leases**

**State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

**Fill in this information to identify the case:**

Debtor name FFBC Real Estate, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number  
(if known) 19-10870

Check if this is an  
amended filing

**Official Form 206H**

**Schedule H: Codebtors**

**12/15**

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

**1. Does the debtor have any codebtors?**

- No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.  
 Yes

**2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, *Schedules D-G*. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.**

Column 1: Codebtor			Column 2: Creditor	Check all schedules that apply:
Name	Mailing address		Name	
2.1 Christine Celis	<u>2208 Trail of the Madrones</u> Number Street		Amplify Credit Union	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
	<u>Austin</u> TX 78746 City State ZIP Code			
2.2 Christine Celis Brewery Limited Company	<u>2208 Trail of the Madrones</u> Number Street		Amplify Credit Union	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
	<u>Austin</u> TX 78746 City State ZIP Code			
2.3 FFBC - Family LLC	<u>2208 Trail of the Madrones</u> Number Street		Amplify Credit Union	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
	<u>Austin</u> TX 78746 City State ZIP Code			
2.4 FFBC GP, LLC	<u>10001 Metric Boulevard</u> Number Street		Amplify Credit Union	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
	<u>Austin</u> TX 78758 City State ZIP Code			
2.5 FFBC Operations, LLC	<u>10001 Metric Boulevard</u> Number Street		Amplify Credit Union	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
	<u>Austin</u> TX 78758 City State ZIP Code			

**Additional Page if Debtor Has More Codebtors**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

**Column 1: Codebtor****Column 2: Creditor***Check all schedules  
that apply:*

Name	Mailing address	Name	Check all schedules that apply:
2.6 FFBC Operations, LLC	<u>10001 Metric Boulevard</u> Number Street	<u>Wells Fargo Corp Trust Services</u>	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
	<u>Austin TX 78758</u> City State ZIP Code		
2.7 Flemish Fox Brewery & Craftworks, LP	<u>10001 Metric Boulevard</u> Number Street	<u>Amplify Credit Union</u>	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
	<u>Austin TX 78758</u> City State ZIP Code		
2.8 Ivy Alyce Irrevocable Trust	<u>c/o Christine Celis, Trustee</u> Number Street <u>2208 Trail of the Madrones</u>	<u>Amplify Credit Union</u>	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
	<u>Austin TX 78746</u> City State ZIP Code		
2.9 Jack Howard Irrevocable Trust	<u>c/o Christine Celis, Trustee</u> Number Street <u>2208 Trail of the Madrones</u>	<u>Amplify Credit Union</u>	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
	<u>Austin TX 78746</u> City State ZIP Code		

**Fill in this information to identify the case:**

Debtor Name FFBC Real Estate, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number (if known): 19-10870

Check if this is an amended filing

Official Form 206Sum

**Summary of Assets and Liabilities for Non-Individuals**

12/15

**Part 1: Summary of Assets**

1. **Schedule A/B: Assets--Real and Personal Property** (Official Form 206A/B)

1a. <b>Real property:</b> Copy line 88 from Schedule A/B.....	<u>\$3,894,165.00</u>
1b. <b>Total personal property:</b> Copy line 91A from Schedule A/B.....	<u>\$202.51</u>
1c. <b>Total of all property</b> Copy line 92 from Schedule A/B.....	<u>\$3,894,367.51</u>

**Part 2: Summary of Liabilities**

2. **Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)

Copy the total dollar amount listed in Column A, Amount of claim, from line 3 of Schedule D.....	<u>\$8,381,669.04</u>
--	-----------------------

3. **Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)

3a. <b>Total claim amounts of priority unsecured claims:</b> Copy the total claims from Part 1 from line 5a of Schedule E/F.....	<u>\$0.00</u>
3b. <b>Total amount of claims of nonpriority amount of unsecured claims:</b> Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F.....	<u>+ \$323,904.88</u>

4. **Total liabilities**

Lines 2 + 3a + 3b.....	<u>\$8,705,573.92</u>
------------------------	-----------------------

**Fill in this information to identify the case and this filing:**

Debtor Name FFBC Real Estate, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number  
(if known) 19-10870

Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets--Real and Personal Property* (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- Schedule H: Codebtors* (Official Form 206H)
- A Summary of Assets and Liabilities for Non-Individuals* (Official Form 206-Summary)
- Amended Schedule \_\_\_\_\_
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 07/30/2019  
MM / DD / YYYY

**X /s/ Christine Celis**

Signature of individual signing on behalf of debtor

**Christine Celis**

Printed name

**Manager of General Partner of Member**

Position or relationship to debtor

**Fill in this information to identify the case:**

Debtor name **FFBC Real Estate, LLC**

United States Bankruptcy Court for the: **WESTERN DISTRICT OF TEXAS**

Case number **19-10870**  
(if known)

Check if this is an  
amended filing

**Official Form 207**

**Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy**

**04/19**

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

**Part 1: Income**

**1. Gross revenue from business**

None

**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

None

**Part 2: List Certain Transfers Made Before Filing for Bankruptcy**

**3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers--including expense reimbursements--to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

None

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or co-signed by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. Insiders include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

None

**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

None

#### 6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

None

#### Part 3: Legal Actions or Assignments

##### 7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity--within 1 year before filing this case.

None

Case title	Nature of case	Court or agency's name and address	Status of case
7.1. American Canning, LLC v. FFBC Operations, LLC, FFBC Real Estate, LLC, FFBC GP, LLC, FFBC-Dallas, LLC, FFBC- Family, LLC, and Celis Brewery Case number <u>C-1-CV-19-003878</u>	Suit on Sworn Account/Breach of Contract	<u>Travis County Court at Law #1</u> Name _____ <u>1000 Guadalupe Street</u> Street _____	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.2. Hill Morrison, Inc. v. FFBC Operations, LLC and FFBC Real Estate, LLC	Breach of contract	<u>Austin</u> TX <u>78701</u> City State ZIP Code	
Case number <u>D-1-GN-19-001624</u>		Court or agency's name and address <u>419th Judicial District Court</u> Name _____ <u>Travis County</u> Street _____	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
		<u>1000 Guadalupe Street</u>	
		<u>Austin</u> TX <u>78701</u>	
		City State ZIP Code	

#### 8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

None

#### Part 4: Certain Gifts and Charitable Contributions

##### 9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

None

#### Part 5: Certain Losses

##### 10. All losses from fire, theft, or other casualty within 1 year before filing this case.

None

**Part 6: Certain Payments or Transfers****11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

None

Who was paid or who received the transfer?	If not money, describe the property transferred	Dates	Total amount or value
11.1. <u>Waller Lansden Dortch &amp; Davis, LLP</u>		6/28/19	\$50,000.00

**Address**

**100 Congress Ave., 18th Floor**  
Street

**Austin TX 78701**  
City State ZIP Code

**Email or website address****Who made the payment, if not debtor?****12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

None

**13. Transfers not already listed on this statement**

List any transfers of money or other property--by sale, trade, or any other means--made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

None

**Part 7: Previous Locations****14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Does not apply

Address	Dates of occupancy	
14.1. <b>5425 Burnet Road, Suite 106</b> Street	From <u>7/1/17</u>	To <u>4/30/19</u>
<b>Austin TX 78756</b> City State ZIP Code		

## Part 8: Health Care Bankruptcies

---

### 15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- No. Go to Part 9.  
 Yes. Fill in the information below.

## Part 9: Personally Identifiable Information

---

### 16. Does the debtor collect and retain personally identifiable information of customers?

- No.  
 Yes. State the nature of the information collected and retained \_\_\_\_\_

Does the debtor have a privacy policy about that information?

- No.
- Yes.

### 17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b) or other pension or profit-sharing plan made available by the debtor as an employee benefit?

- No. Go to Part 10.  
 Yes. Does the debtor serve as plan administrator?  
 No. Go to Part 10.  
 Yes. Fill in below:

## Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units

---

### 18. Closed financial accounts

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts, certificates of deposit, and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

- None

### 19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

- None

### 20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

- None

**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**

**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

None

**Part 12: Details About Environmental Information**

For the purpose of Part 12, the following definitions apply:

- *Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).
- *Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- *Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

**Report all notices, releases, and proceedings known, regardless of when they occurred.**

**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law?**

Include settlements and orders.

No

Yes. Provide details below.

**23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**

No

Yes. Provide details below.

**24. Has the debtor notified any governmental unit of any release of hazardous material?**

No

Yes. Provide details below.

**Part 13: Details About the Debtor's Business or Connections to Any Business**

**25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

None

**26. Books, records, and financial statements**

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

None

**Name and address**

**Dates of service**

26a.1. Austin Icon Management From 7/17 To 4/19

Name

5425 Burnet Road

Street

Austin

TX

78756

State

ZIP Code

- 26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

None

**Name and address**

26b.1. Austin Icon Management

Name  
**5425 Burnet Road**  
Street

**Austin**                   **TX**                   **78756**  
City                       State                   ZIP Code

**Dates of service**

From 7/17 To 4/19

**Name and address**

26b.2. The Holloman Group

Name  
**7557 Rambler Road**  
Street  
**Suite 560**

**Dallas**                   **TX**                   **75231**  
City                       State                   ZIP Code

**Dates of service**

From 7/17 To Present

- 26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

None

**Name and address**

26c.1. Christine Celis

Name  
**2208 Trail of the Madrones**  
Street

**Austin**                   **TX**                   **78746**  
City                       State                   ZIP Code

If any books of account and records are unavailable, explain why

**Not able to access accounting records; bookkeeper and CFO resigned 4/2019,**

- 26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

None

**Name and address**

26d.1. Amplify Credit Union

Name  
**PO Box 81369**  
Street

**Austin**                   **TX**                   **78708**  
City                       State                   ZIP Code

**Name and address**

26d.2. The Holloman Group

Name  
**7557 Rambler Road, Suite 560**  
Street

**Dallas**                   **TX**                   **75231**  
City                       State                   ZIP Code

Name

**Name and address**26d.3. **The Breunig Law Firm**

Name

**4408 Spicewood Springs**

Street

**Suite 104****Austin****TX****78759**

City

State

ZIP Code

**Name and address**26d.4. **St. Arnold Brewing Company**

Name

**2000 Lyons Avenue**

Street

**Houston****TX****77020**

City

State

ZIP Code

**Name and address**26d.5. **Buffalo Bayou Brewing Co.**

Name

**5301 Nolda Street**

Street

**Houston****TX****77007**

City

State

ZIP Code

**Name and address**26d.6. **Bell's Brewery**

Name

**355 E. Kalamazoo Avenue**

Street

**Kalamazoo****MI****49007**

City

State

ZIP Code

**Name and address**26d.7. **Big Bend Brewing Co.**

Name

**3401 West Hwy. 90**

Street

**Alpine****TX****79830**

City

State

ZIP Code

**Name and address**26d.8. **Brewers Advisory Group**

Name

**164 Market Street #323**

Street

**Charleston****SC****29401**

City

State

ZIP Code

Debtor FFBC Real Estate, LLC Case number (if known) 19-10870

Name

**Name and address**

26d.9. **Constellation Brands**

Name

**17802 Frontage Road #100**

Street

**San Antonio**

**TX**

**78257**

City

State

ZIP Code

**Name and address**

26d.10. **Celis Phoenix**

Name

**Attn: John Nelson**

Street

**4627 Inicio Lane**

**Austin**

**TX**

**78725**

City

State

ZIP Code

**27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

No.

Yes. Give the details about the two most recent inventories.

**28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.**

Name	Address	Position and nature of any interest	% of interest, if any
Christine Celis	2208 Trail of the Madrones Austin, TX 78746	Founder/Manager	

**29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?**

No

Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
------	---------	-------------------------------------	---

**30. Payments, distributions, or withdrawals credited or given to insiders**

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

No

Yes. Identify below.

**31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?**

No

Yes. Identify below.

**32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?**

No

Yes. Identify below.

Debtor **FFBC Real Estate, LLC**  
Name \_\_\_\_\_

Case number (if known) **19-10870**

**Part 14: Signature and Declaration**

**WARNING** --Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both.  
18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **07/30/2019**  
MM / DD / YYYY

**X** **/s/ Christine Celis**

Signature of individual signing on behalf of the debtor

Printed name **Christine Celis**

Position or relationship to debtor **Manager of General Partner of Member**

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- No  
 Yes

UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF TEXAS  
AUSTIN DIVISION

IN RE:  
**FFBC Real Estate, LLC**

CHAPTER 11

DEBTOR(S)

CASE NO 19-10870

**LIST OF EQUITY SECURITY HOLDERS**

Registered Name of Holder of Security Last Known Address or Place of Business	Class of Security	Number Registered	Kind of Interest Registered
--	-------------------	-------------------	--------------------------------

Flemish Fox Brewery & Craftworks, LP  
10001 Metric Boulevard  
Austin, TX 78758

Membership  
interests

100%

**DECLARATION UNDER PENALTY OF PERJURY  
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the Manager of General Partner of Member of the Corporation,  
named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the  
best of my information and belief.

Date: 7/30/2019

Signature: /s/ Christine Celis  
*Christine Celis*  
**Manager of General Partner of Member**